


## DESIGN MEMORANDUM NO. 02-05

TO: Chief District Engineers  
Design Engineers  
Active Consultants

FROM: Ken Sperry, P.E., Acting   
Director Division of Highway Design

DATE: January 25, 2005

SUBJECT: HD-1300, Right of Way Guidance

The Highway Design Manual is currently undergoing an intensive rewrite. As the initial draft of each chapter is complete, it will be released as a Design Memorandum in order to activate policy presented therein.

This specific Design Memorandum deals with guidance for right of way. A copy of the Right of Way Guidance can be obtained from the Division of Highway Design's Web page at <http://www.kytc.state.ky.us/design/designmanual/>.

The procurement of right of way to widths that accommodate the construction, adequate drainage and proper maintenance of the highway is a very important part of the overall project. Adequate right of way widths permit the construction of gentle slopes, resulting in more safety for the motorist and allowing easier and more economical maintenance. Traffic requirements, topography, environmental issues, utilities, land use, costs, intersection design and extent of ultimate expansion influence the width of right of way for the complete development of a roadway. The Right of Way Guidance chapter addresses the policies and procedures that should be followed in determining and detailing the required rights-of-way associated with the construction and maintenance of roadway projects.

The schedule for implementation is as follows. Effective with this memorandum, the Right of Way Guidance should be utilized for all new projects or for existing projects that have not advanced beyond the Preliminary Line and Grade stage. Plans, Design Executive Summaries, Plan Submittals, etc., should reflect the new policy.

Projects that have advanced beyond Preliminary Line and Grade, but will be let to contract prior to July 1, 2005, may use the criteria and features from the previous Highway Design Manual. However, it is allowable to use any of the policy written in the

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Right of Way Guidance chapter of the upcoming Highway Design Manual for these type projects if necessary or desired by the Project Manager/Project Team.

Projects let to contract after July 1, 2005, must comply with Right of Way Guidance chapter unless otherwise approved by the Director of Highway Design.

Any questions regarding this memorandum should be directed to this office.

KS:JDJ:cw

<h1 style="text-align: center;">HIGHWAY DESIGN</h1>	Chapter  <h2 style="text-align: center;">RIGHT OF WAY</h2>
	Subject  <h3 style="text-align: center;">Right of Way</h3>

**Summary:** Addresses the policies and procedures that should be followed in determining and detailing the required rights-of-way associated with the construction and maintenance of roadway projects

**GENERAL:** The procurement of right of way to widths that accommodate the construction, adequate drainage and proper maintenance of the highway are a very important part of the overall project. Adequate right of way widths permit the construction of gentle slopes, resulting in more safety for the motorist and allowing easier and more economical maintenance. Traffic requirements, topography, environmental issues, utilities, land use, costs, intersection design and extent of ultimate expansion influence the width of right of way for the complete development of a roadway.

**RIGHT OF WAY  
WIDTH:**

Right of way should be of sufficient width to accommodate construction and the continued maintenance and operation of the facility. Avoiding right angle breaks in the right of way line and irregularities in widths facilitates maintenance operations, fencing, and optimizes land use.

Consider the use of curb and gutter sections in urbanized areas for the reduction of right of way widths and compatibility with adjacent development. The use of right of way, permanent easements and temporary easements should be determined on a site-specific basis in order to facilitate the construction, operation and maintenance of the facility and adjacent land use. Typically, permanent right of way should be acquired to the back edge of the berm on curb and gutter projects with easements used for that portion beyond the right of way for construction, operation and maintenance of drainage structures.

**EASEMENTS:** It is common practice to use two types of easements on proposed highway projects: temporary and permanent.

**Temporary Easement** - A temporary easement is the use of a tract of land for a specified time duration (typically the duration of construction) with the land reverting to the owner's exclusive use at the end of the period. The plans and the deed descriptions shall require a stated purpose for the easement. Use the following

example in designations for temporary easements, "Temporary easement for (specify use such as entrance construction, detour construction, slope construction, building removal, etc.)" (see Exhibit 1300-01). When utilizing temporary easements for the removal of buildings a minimum of 15 feet should be secured around the entire structure unless constrained by the limits of the property boundary or by other nearby features designated to remain in place (see Exhibit 1300-02).

Temporary easements can be used for drainage structures, such as yard drains, if they have little impact on roadway drainage.

**Permanent Easement** - A permanent easement is an easement for a specific purpose that is ongoing and continuous. The plans and the deed descriptions shall require a stated purpose for the easement. Use the following example in designations for permanent easements, "Permanent easement for (specify use such as drainage, water line, sewers, electric, etc.)" (see Exhibit 1300-01). It is NOT necessary to segment the descriptions for permanent easements for differing utility uses. The permanent easement should list ALL uses on the plans and deed descriptions. Overlapping easements should not occur. Permanent easements for utility relocation should include the types of utilities that will be included in the easement. Metes and bounds descriptions are required for permanent easements.

**PARCEL  
NUMBERS:**

Assign a parcel number to each individual parcel starting with the number one at the beginning of the project and number consecutively to the end of the project (see Exhibit 1300-01). If a project is of a magnitude to warrant breaking it into sections, the numbering system would continue, but a gap should be provided to pick up additional parcels that may arise as the project plans are developed. For example:

Section #1 - the parcels might be numbered 1 thru 40

Section #2 - might be numbered 50 thru 110

Section #3 - might be numbered 120 thru 170, etc.

Once a parcel number has been used it should never be reused on the same project. Unused parcel numbers should be noted on the summary sheet as "NOT USED" (see Exhibit 1300-03).

Numbers may occupy up to a maximum of four spaces. Do not use dashes and periods to separate characters. Letters should not be used in parcel numbers except for explicit reasons such as in the

case of leased parcels. Leased parcels or leased portions of parcels shall have parcel numbers followed by the letter L (i.e., 4L, 4L1, 4L2, etc., where L1 means first lease, L2 means second lease, etc.) (see Exhibit 1300-04).

**RIGHT OF WAY  
MONUMENTATION:**

The right of way boundaries for the entire project shall be established and monumented for all projects according to guidance provided in the Survey Chapter, HD-300 of this Design Manual.

<h1 style="text-align: center;">HIGHWAY DESIGN</h1>	Chapter  <h2 style="text-align: center;">RIGHT OF WAY</h2>
	Subject  <h3 style="text-align: center;">Right of Way Plans</h3>

**Summary:** Discussed are the policies and procedures for the preparation of right of way plans.

## RIGHT OF WAY PLANS:

Procedures for dealing with right of way plan submittals and revisions are given in this chapter, HD-1305 and HD-1306. Preliminary right of way plans are not required unless specifically requested. Right of way plans shall consist of the following:

- \* Layout sheet
- \* Right of Way Revision Sheet (if required)
- \* Typical sections
- \* Plan(s) and profile(s)
- \* Right of way summary(ies)
- \* Right of way strip map(s)
- \* Any detail sheets that affect right of way (i.e., detours, maintenance of traffic, access control sheets, railroad detail sheets)
- \* Coordinate Control Sheet(s)
- \* Cross-sections (if requested)

## LAYOUT SHEET:

The layout sheet for right of way plans should contain the project location, description, and identification features. This layout sheet shall bear a signature block for the Project Manager and the State Highway Engineer. The type of access control proposed for the project and highways on the National Highway System shall also be noted on the layout sheet. (See Chapter 1100 to find the different types of access control.) Include a notation if the highway is listed

on the National Highway System. The following note shall be used on partial access control projects: "Access shall be provided only where specifically shown on the plans." The layout sheet shall be designated "Right of Way Plans", and include an index of sheets. Please refer to Exhibit 1300-05 for details.

## **RIGHT OF WAY**

**REVISION SHEET:** When a revision occurs, a "Right of Way Revision Sheet" is added to the right of way plans. This sheet is labeled "Right of Way Revision Sheet" and inserted directly after the layout sheet. This sheet shall be numbered as sheet number "R1a".

Each time a right of way revision is processed on the project, a block shall be added to the new sheet showing: right of way revision number; plan revision date; sheets revised; parcels involved; and any relevant remarks (See Exhibit 1300-06.)

This sheet can be updated electronically, reprinted and inserted into the plans each time a revision is processed, if desired.

## **TYPICAL SECTIONS:**

The typical sections sheet(s) included in the right of way plans shall depict the typical cross section of the mainline roadway. A normal crown and a superelevated section (if applicable) should be shown, along with a bridge typical section (if applicable). Typical sections of approach roads and entrances should also be included.

## **PLAN AND PROFILE:**

The right of way plan and profile sheets typically are generated from grade and drain plans. These sheets shall depict the existing planimetrics, proposed right of way, existing right of way, existing and proposed easements, right of way monumentation, property lines, existing utilities, construction limits (disturbed limits), entrances, access control lines (if applicable), locations of wells, water cisterns, and septic systems, signs (both on and off existing right of way), and any other pertinent features. Show parcel numbers and name(s) of the owners (including marital status) for each affected parcel.

When deemed appropriate, the Project Team may elect to depict right of way information on separate detail sheets.

Ownership of all utilities affected by the project should be listed in tabular form on the first plan sheet, along with the address and phone number of the company plus the name of the appropriate contact person (if available). Existing utility locations should be shown on the plan sheet. Existing overhead utilities should be referenced by type, and shown connected to the respective poles

that carry them. Existing underground utilities are to be shown and referenced by type, size, material, and depth. (For more information, see the Survey Chapter, HD-300, of this Manual).

Label all lines that describe permanent takings with bearings and distances. Label existing right of way lines with bearings and distances.

Right of way monumentation shall be shown on the plan sheets. The monuments shall be flagged on the plans sheets with station and offset.

The profile view should show the location of utilities where they cross the centerline, along with their respective elevations. For overhead utilities, the low wire elevation should be shown on the profile sheet.

**RIGHT OF WAY  
SUMMARY SHEET(S):**

The right of way summary sheet(s) (Exhibit 1300-03) shall show all parcel numbers, owner(s) name(s) and total areas either in acres or square feet. Parcels with total areas greater than one acre shall be shown on the summary sheet in acres, while parcels with areas less than one acre shall be shown in square feet. When a parcel is severed more than once (e.g. mainline and approach might leave property in three or more pieces) each area should be shown. Regardless of parcel size, easements shall be shown in square feet. The "Basis of Determination" column should show how the total area was derived. "Area Remaining" is intended to document the remaining areas of affected properties. The "Total Area Remaining" is the "Total Area" minus the "Fee Simple Right of Way." The "Source of Title" column shall indicate the deed book and page number or other title source. The "Remarks" column should show any other information that may be useful to the right of way agents during the acquisition process. For example, when a parcel is severed more than once, then each remaining area can be noted.

**RIGHT OF WAY  
STRIP MAP(S)**

The right of way strip map(s) (see Exhibit 1300-07) at a minimum shall show the centerline(s), existing and proposed right of way lines, permanent easement lines, control of access lines, property lines, property owners and parcel numbers. On limited control of access projects, access breaks shall be shown. The right of way strip map should be drawn to a scale that best depicts the boundaries of the parcels. This may not be practical in all cases due to excessively large parcels. The right of way strip map should be included in the right of way plans unless the requirement is



waived by the District Right of Way Supervisor. Using aerial photos with right of way strip maps are encouraged.

**DETAIL SHEETS:** Detail sheets deemed necessary for clarification for the property owner and right of way personnel should be included in the right of way plans. Some examples might be maintenance of traffic, erosion control, pipe sheets, and environmental mitigation plans. Detail sheets that are specifically related to railroad involvement should be developed according to guidance provided in the Railroad Chapter, HD-1400, of this Design Manual. Mineral ownership detail sheets may be desirable on isolated projects. (For mineral plans, see HD-1303, "Other Right of Way Plan Considerations", for more details.)

**COORDINATE CONTROL**

**SHEET(S):** The coordinate control sheet(s) document the control information that facilitates the field survey process. Right of way monuments and witness monuments are documented on the coordinate control sheets with northing, easting, station and offset. Coordinate control sheets shall be included in the right of way plans so that monumentation can be established during the project's right of way phase.

**CROSS-SECTION  
SHEETS:**

Cross-sections are typically not included in right of way plans, but should be furnished when requested by the Division of Right of Way. The designer shall submit current cross-sections to the Project Manager at the time of submission of right of way plans.

HIGHWAY DESIGN	Chapter  RIGHT OF WAY
	Subject  Other Right of Way Considerations

**Summary:** Discussed are the policies and procedures for other right of way considerations.

**CEMETERIES:** When a proposed roadway requires right of way acquisition from a cemetery, a separate survey must be conducted. A separate sheet showing the accurate boundary labeled with distance and bearing of the entire cemetery, the segment to be acquired, graves that will be relocated, and the location of the graves adjacent to those being relocated should be shown. The grave number and the name of the remains in each grave should also be included, when known. When the remains are unknown, they shall be designated as "Unknown".

The Division of Right of Way submits this information to the Division of Vital Statistics, Cabinet for Human Resources. (See ***Division of Right of Way Guidance Manual***)

**OIL, WATER, AND  
GAS WELLS:**

All oil or gas wells and appurtenant lines, tanks and pumps within the proximity of the project are to be shown on the right of way plans with the company name and well number. If ownership is different than the surrounding property a separate parcel number shall be used and recorded on the right of way summary sheet. Water well locations should be shown on the plans with accompanying lines, etc. For all wells within the construction limits of the project, a note should be added as to their disposition (filling and capping, etc.).

**ENCROACHMENTS ON**

**RIGHT OF WAY:** Encroachments that are found should be shown on the plans. It is important that the encroachment be identified and precisely located. Encroachments should be identified as early in the design process as possible so that necessary legal actions can be taken to clear the property and create no additional delays to the project. The Project Manager, through the Branch Manager for Preconstruction, should inform the Chief District Engineer of any encroachments. Project Manager should also coordinate with the Division of Right of Way.

**MINERAL PLANS:** Mineral plans are detail sheets showing the boundaries of ownership of sub-surface minerals, and may be required on some projects. Property owners for surface and sub-surface rights often vary and overlap. Accurately display them on separate sheets and summaries for proper acquisition. Mineral ownerships shall be designated with an “M” before the parcel number; i.e. M9. Overlapping mineral owners are designated with a hyphenated number after the previously cited nomenclature; i.e. M9-1 and M9-2. The Project Manager shall consult with the Division of Right of Way to determine the need for mineral plans.

**EXISTING**

**RIGHT OF WAY:** Existing right of way as defined by the Kentucky Legislature (KRS 178.025) is as follows:

1. Any road, street, highway or parcel of ground dedicated and laid off as a public way and used without restrictions by the general public for five (5) consecutive years, shall conclusively be presumed to be a public road.
2. In the absence of any record, the width of a public road right of way shall be presumed to extend to and include that area lying outside the shoulders and ditch lines and within any landmarks such as fences, fence posts, corner stones or other similar monuments indicating the boundary line.
3. In the absence of both record or landmark, the right of way of a public road shall be deemed to extend to and include the shoulders and ditch lines adjacent to said road, and to the top of cuts or toe of fills where such exist.

<h1 style="text-align: center;">HIGHWAY DESIGN</h1>	Chapter  <h2 style="text-align: center;">RIGHT OF WAY</h2>
	Subject  <h3 style="text-align: center;">Right of Way Deed Descriptions</h3>

**Summary:** Policies and procedures for preparing right of way deed descriptions.

## RIGHT OF WAY DEED

**DESCRIPTIONS:** In addition to the information required on the plan sheets, it is necessary to submit deed descriptions of the property to be acquired and a copy of the existing deed of record for the property.

These documents are to be submitted along with the right of way plans for the project. Designers are not responsible for the preparation of deeds of conveyance, but are responsible for the preparation of the metes and bounds deed description(s). The Division of Right of Way and Utilities has designated the District Right of Way Supervisor as the responsible party for the deed of conveyance.

The controlled access lines shall be specifically described in deed descriptions for "Limited Access Highways." When providing openings in the controlled access line, state the beginning and ending of access control in the appropriate deed descriptions. It is not necessary to provide separate descriptions for C/A R/W and non-C/A R/W takings on the same parcel. Roadways designated as "access by permit" will not require these descriptions.

During completion of the construction plans and review of deeds and acquisition of rights-of-way, it often is necessary to make changes to the deed descriptions. To facilitate revisions, all deed descriptions will be prepared on approved electronic media and submitted along with a printed-paper copy.

Assign each individual parcel a number starting with number one (1) and numbering consecutively to the end of the project. Consider this parcel number the identifier of the existing property. Assign a tract letter (right of way or easement) to each portion of acquired land. Append the letter to the parcel number i.e. Parcel 4, Tract A may be the right of way to be acquired from Parcel 4; Parcel 4, Tract B may be the permanent easement to be acquired from Parcel 4. Subsequent descriptions would each receive a tract letter. The order of descriptions typically is 1. Each of the Fee simple right of way descriptions, 2. Each of the Permanent

Easement descriptions, and 3. Each of the Temporary Easement descriptions.

Deed descriptions shall contain an opening statement. This statement will provide a general location of the property including a tie to a major landmark whenever practical. Each description shall also contain a closing statement. This statement should indicate the area contained in the tract and the type of acquisition i.e. fee simple, permanent easement, or temporary easement.

The description for property acquired in fee simple shall be by metes and bounds, referenced to the highway centerline by station and offset distance, and should be written in a clockwise direction (see Exhibit 1300-08). When a property is a lot described on a recorded plat on file in the County Clerk's Office, the metes and bounds description will include reference to the lot number, subdivision name, plus plat book and page number. If the project includes an existing roadway right of way, it should be assumed that the Commonwealth of Kentucky holds title to the existing right of way and that those areas should not be included in the descriptions. The Division of Right of Way and Utilities may request additional property descriptions, land areas, etc. to facilitate the acquisition process.

The designer will not identify excess property at the time of submittal of right of way plans. A later modification to the plans will be required when the District Right of Way Supervisor advises that an excess parcel will be acquired. Descriptions for excess property are to be provided when requested.

<h1 style="text-align: center;">HIGHWAY DESIGN</h1>	Chapter  <h2 style="text-align: center;">RIGHT OF WAY</h2>
	Subject  <h3 style="text-align: center;">Submission of Right of Way Plans</h3>

**Summary:** Procedures dealing with right of way plan submittals.

**SUBMISSION OF  
RIGHT OF WAY PLANS:**

The Project Manager will include the following items with the right of way plan submission to the Central Office Division of Right of Way and Utilities :

1. A paper copy of the right of way plans with an original Mylar layout sheet signed by the Project Manager;
2. A completed Form # TC 61-12E "*R/W Plans Submitted to Central Office*"; (Documents identified on this form should accompany the right of way plans at the time of submittal. See Exhibit 1300-09)
3. Deed descriptions of the acquiring property; (All deed descriptions will be prepared on floppy disks and submitted along with a printed copy on paper. The deed descriptions shall be in ASCII format and contain a maximum of eighty (80) characters per line.)
4. Paper copies of the existing deeds of record for the properties; and
5. A copy of the environmental checklist, if required.

<h1 style="text-align: center;">HIGHWAY DESIGN</h1>	Chapter  <h2 style="text-align: center;">RIGHT OF WAY</h2>
	Subject  <h3 style="text-align: center;">Right of Way Deed Descriptions</h3>

**Summary:** Procedures dealing with revisions of right of way plans.

## REVISION PROCEDURE FOR RIGHT OF WAY PLANS:

It may become necessary to make revisions to the right of way plans due to changes made to the roadway plans, changes in property ownership, etc.

When a revision occurs, a "Right of Way Revision Sheet" shall be added to the right of way plans. This sheet shall be labeled "Right of Way Revision Sheet" and inserted directly after the layout sheet. This sheet shall be numbered as sheet number "R1a".

Each time a right of way revision is processed on the project, a block shall be added to the new sheet showing: right of way revision number; plan revision date; sheets revised; parcels involved; and any relevant remarks (See Exhibit 1300-09.) This sheet can be updated electronically, reprinted and inserted into the plans each time a revision is processed, if desired.

In addition to the "Right of Way Revision Sheet", it is required that each revised sheet show the "Revised Plan Date: \_\_\_\_" in the upper right corner, below the "County Of", "Item No." and "Sheet No. Block". (See example below). Only the last revised plan date should be shown on the revised plan sheets.

COUNTY OF	ITEM NO.	SHEET NO.
MUHLENBERG	2-0014	R11
REVISED PLAN DATE: JANUARY 31, 2003		

A paper copy of the right-of-way revision sheet shall be submitted along with the memorandum from the project manager and the unmarked white prints to the Central Office Division of Right-of-Way and Utilities.

<h1 style="text-align: center;">HIGHWAY DESIGN</h1>	Chapter
	<h2 style="text-align: center;">RIGHT OF WAY</h2>
	Subject
	<h3 style="text-align: center;">Revision of Right of Way Plans</h3>

**Summary:** Explained are the policies for conveying maintenance responsibility and associated rights-of-way to local jurisdictions.

### RIGHT OF WAY AND ABANDONED ROADS:

With the design and construction of any new facility, the functional classification system in the general area affected by the new construction should be examined. A determination should be made as to whether the facilities being replaced are relevant to the state road system as defined by their functional usage. It is the policy of the Transportation Cabinet to convey maintenance responsibility and associated rights-of-way to local jurisdictions (county/city) for the following facilities:

1. All abandoned segments of state roads left to serve as frontage or local access roads following construction,
2. All frontage or access roads constructed with the new highway, and
3. All segments of local roads that are relocated with the new highway construction, and for which right of way is purchased by the Cabinet.

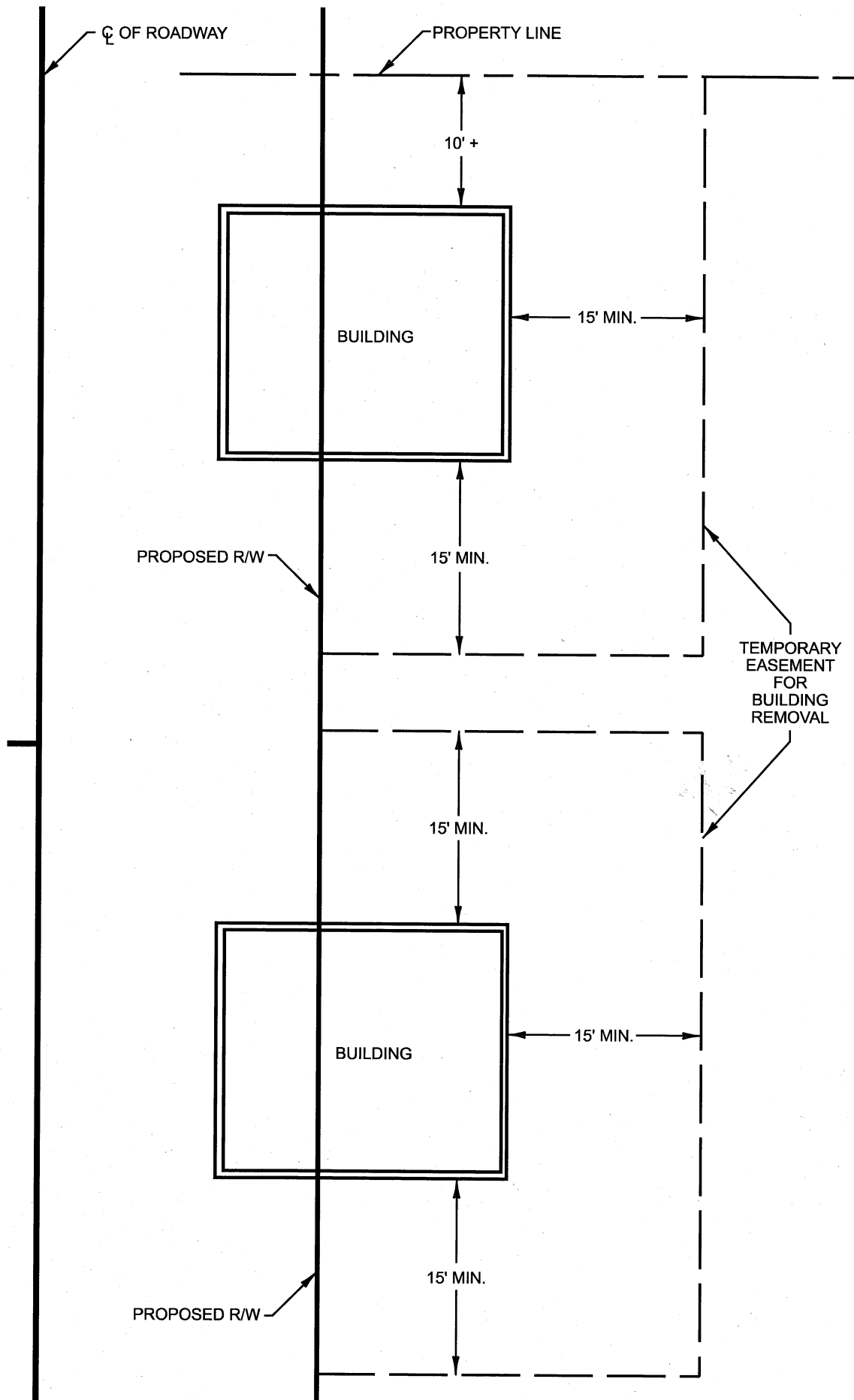
The Project Team shall review each state road, frontage road, access road, and relocated local road for possible abandonment. In addition, a review of any other newly classified or existing supplemental road facilities is made to assure that it is in the best interests of the Cabinet to convey them to the local jurisdiction. The Project Team will then make a recommendation to the District Planning Engineer. As described in the Division of Planning Guidance Manual, the District Planning Engineer will prepare a highway systems map of the general area showing the new alignment.

The designer will prepare deed descriptions for the right of way for all portions of the abandoned state road, access road, frontage road or local road which lies outside the right of way limits required for maintenance of the new roadway.





# EXAMPLE TEMPORARY EASEMENT FOR BUILDING REMOVAL



# EXAMPLE R/W SUMMARY SHEET

EXHIBIT 1300-03

COUNTY OF	ITEM NO.	SHEET NO.
JEFFERSON	5-001.1	

## RIGHT OF WAY SUMMARY

PARCEL NO.	OWNER(S)	TOTAL AREA		BASIS OF DETERMINATION	FEE SIMPLE RIGHT OF WAY		EASEMENTS		AREA(S) REMAINING		TOTAL AREA REMAINING		SOURCE OF TITLE	REMARKS
		ACRES	SO. FT.		ACRES	SO. FT.	PERMANENT	TEMPORARY	LEFT	RIGHT	ACRES	SO. FT.		
55	LARRY R. STERNS	-----	12410	a	-----	12410	-----	-----	-----	-----	-----	TOTAL TAKE	D.B. 3076 PG. 960	
56	MICHAEL N. BRAUNER	-----	11164	c	-----	11164	-----	-----	-----	-----	-----	TOTAL TAKE	D.B. 3264 PG. 199, D.B. 4994 PG. 34	
57	DENNIS C. KIRK	-----	12610	b	-----	-----	-----	-----	-----	-----	-----	TOTAL TAKE	D.B. 5260 PG. 193	
58	MANUAL G. CHILTON	-----	14363	d	-----	4342	-----	-----	-----	10021	-----	TOTAL TAKE	D.B. 5177 PG. 238	
59	TERESA KAY STANTON GETTY	-----	24587	d	-----	3939	90	1327	-----	20648	-----	20648	D.B. 5287 PG. 669	
60	TONY S. HOLDER	-----	10249	a	-----	237	578	1742	-----	10012	-----	10012	D.B. 6482 PG. 917	
61	LAUREN P. HENDERSON	-----	4.03	a	-----	19755	325	7420	-----	3.560	-----	3.560	D.B. 4676 PG. 459	
62	CHURCH OF CHRIST, INC.	-----	11411	a	-----	4631	293	-----	-----	6780	-----	TOTAL TAKE	D.B. 5361 PG. 821	
63	ROSEMARY A. MCGREARY	-----	-----	a	-----	-----	-----	-----	-----	-----	-----	-----	WB. 179 PG. 464	
64	CARLI C. OAKLEY	-----	12878	c	-----	116	1305	2015	-----	12762	-----	12762	D.B. 4231 PG. 396	
65	JOHN L. GARDENHIRE, SR.	-----	21079	b	-----	-----	1634	1796	-----	21079	-----	21079	D.B. 6526 PG. 322	
66	MIKE JOHNS RENTALS, LLC	-----	22266	d	-----	1388	1155	-----	-----	20878	-----	20878	D.B. 6988 PG. 557	
67	BARNES & JAMES LIMITED LIABILITY COMPANY	1.219	-----	d	0.031	-----	1603	-----	1.188	-----	1.188	-----	D.B. 5883 PG. 861	
68	FRANK W. WOODS, SR.	1.345	-----	a	0.016	-----	650	-----	1.329	-----	1.329	-----	D.B. 5415 PG. 116	
69	MARY C. (w/f)	-----	22185	a	-----	352	2415	2847	-----	21833	-----	21833	D.B. 5270 PG. 334	
70	ARNOLD E. BAUMANN	-----	11499	a	-----	833	1381	-----	-----	10666	-----	10666	-----	
71	JULIAN M. HOUSE	-----	-----	a	-----	-----	-----	-----	-----	-----	-----	-----	-----	
72	NOT USED	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
73	GUY LOMBARDO	-----	15362	a	-----	-----	1370	-----	-----	15362	-----	15362	D.B. 7223 PG. 303	
74	THOMAS PAUL LEWINGTON	-----	16032	c	-----	-----	1004	-----	-----	16032	-----	16032	D.B. 6823 PG. 841	
75	ELIZABETH R. (w/f)	-----	22925	b	-----	-----	2374	2939	-----	22925	-----	22925	D.B. 6391 PG. 407	
76	HARPER G. BENDER	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
77	JANE D. (w/f)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
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100	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	

## RIGHT OF WAY PLANS

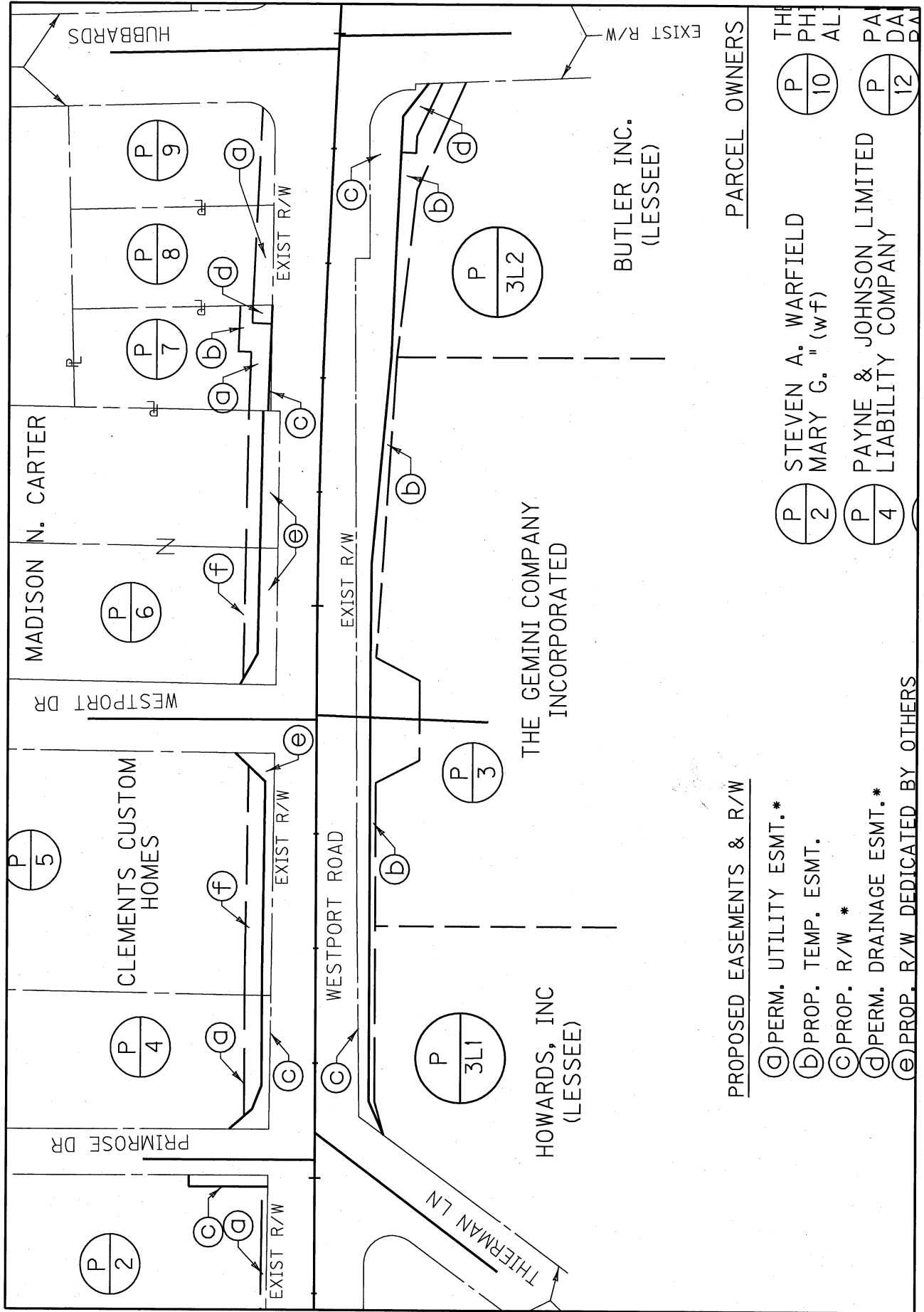
- ① BASIS FOR DETERMINATION OF AREA:
- a. DEED
  - b. P.V.A.
  - c. CALCULATED
  - d. OTHER

② TOTAL AREA REMAINING = TOTAL AREA - FEE SIMPLE RIGHT OF WAY

RIGHT OF WAY SUMMARY SHEET

# EXAMPLE LESSEE ON STRIP MAP

EXHIBIT 1300-04



COUNTY OF	ITEM NO.	SHEET NO.
JEFFERSON	5-0028-02	R1

COMMONWEALTH OF KENTUCKY  
DEPARTMENT OF HIGHWAYS

PLANS OF  
PROPOSED PROJECT  
JEFFERSON COUNTY

WESTPORT ROAD (KY 1447)  
STPM 8707 (23)

THE CONTROL OF ACCESS ON THIS  
PROJECT SHALL BE BY PERMIT

THIS PROJECT IS OFF THE NH SYSTEM

THESE PLANS ARE FOR GRADE, DRAIN & SURFACING



RIGHT OF WAY  
PLANS

KENTUCKY  
DEPARTMENT OF HIGHWAYS  
COUNTY OF  
JEFFERSON  
WESTPORT ROAD (KY 1447)

ITEM NO.	5-0028.02
PROJECT NUMBER	STPM 8707 (23)
LETTING DATE	
RECOMMENDED BY	PROJECT MANAGER
DATE	
PLAN APPROVED BY	STATE HIGHWAY ENGINEER
DATE	

1000 500 0 1000 2000 3000  
GRAPHIC SCALE IN FEET  
LAYOUT MAP

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
R1	LAYOUT SHEET
R2 - R22	TYPICAL SECTIONS-SUMMARY OF QUANTITIES
R23-R24	PLAN AND PROFILE SHEETS
R25-R26	RIGHT OF WAY SUMMARY SHEETS
R27-R28	RIGHT OF WAY STRIP MAP SHEETS
R29-R30	UTILITY RELOCATION SHEETS
R31-R32	TRAFFIC CONTROL SHEETS
R33-R34	EROSION CONTROL SHEETS
R35-R36	COORDINATE CONTROL SHEETS
R37-R38	PIPE DRAINAGE SHEETS
R39-R40	STRUCTURE PLANS
R41-R42	TRAFFIC PLANS
R43-R44	UTILITY RELOCATION PLANS
R45-R46	CROSS SECTION SHEETS

SHEETS NOT INCLUDED IN TOTAL SHEETS

R20-R21 R30 R210-R21n

STANDARD DRAWINGS

NUMBER

DESIGN CRITERIA

CLASS OF HIGHWAY	URBAN INTERSTATE
TYPE OF TERRAIN	ROLLING
DESIGN SPEED	45 MPH
REQUIRED NFSD	325 FEET
REQUIRED PSD	N/A
LEVEL OF SERVICE	C
ADT PRESENT ( 1996 )	19,500
ADT FUTURE ( 2020 )	49,000
DIV	4600
D %	6
T %	6

GEOGRAPHIC COORDINATES  
LATITUDE 38 DEGREES 15 MINUTES NORTH  
LONGITUDE 85 DEGREES 37.5 MINUTES WEST

DESIGNED  
% RESTRICTED 50 0%  
LEVEL OF SERVICE C  
MAX. DISTANCE W/O PASSING

WESTPORT ROAD FD52 086 1447 002-003 D
LENGTH 3700.12' LIN. FT. 0.701 MILES
AREA 100.00' FOR EQUALITIES 3700.12' LIN. FT. 0.701 MILES
RAILROAD CROSSINGS NO. NOT INCLUDED
BRIDGES

LENGTH 3700.12' LIN. FT. 0.701 MILES	LENGTH 3700.12' LIN. FT. 0.701 MILES	LENGTH 3700.12' LIN. FT. 0.701 MILES	LENGTH 3700.12' LIN. FT. 0.701 MILES
AREA 100.00' FOR EQUALITIES 3700.12' LIN. FT. 0.701 MILES	AREA 100.00' FOR EQUALITIES 3700.12' LIN. FT. 0.701 MILES	AREA 100.00' FOR EQUALITIES 3700.12' LIN. FT. 0.701 MILES	AREA 100.00' FOR EQUALITIES 3700.12' LIN. FT. 0.701 MILES
RAILROAD CROSSINGS NO. NOT INCLUDED	RAILROAD CROSSINGS NO. NOT INCLUDED	RAILROAD CROSSINGS NO. NOT INCLUDED	RAILROAD CROSSINGS NO. NOT INCLUDED
BRIDGES	BRIDGES	BRIDGES	BRIDGES

# EXAMPLE R/W REVISION SHEET

EXHIBIT 1300-06

COUNTY OF	ITEM NO.	SHEET NO.
JEFFERSON	5-001.1	R1a

## RIGHT OF WAY REVISION NO.1

REVISED PLANS DATE: JULY 16, 2004

SHEETS REVISED: R-1 thru R-29

PARCELS INVOLVED: P#118, P#120, P#121

REMARKS: CUT BACK FILL SLOPES  
FOR SIGHT DISTANCE

## RIGHT-OF-WAY REVISION NO.2

REVISED PLANS DATE: AUGUST 24, 2004

SHEETS REVISED: R11, R13

PARCELS INVOLVED: P#84

REMARKS: CHANGED PROPOSED  
ENTRANCE WIDTH

## RIGHT-OF-WAY REVISION NO.3

REVISED PLANS DATE: MAY 04, 2005

SHEETS REVISED: R3 - R7, R23, R24

PARCELS INVOLVED: P#89, P#91

REMARKS: P#89-CHANGE AREA OF TOTAL  
TRACT AND TAKING  
P#91-CHANGE PROPERTY OWNERSHIP

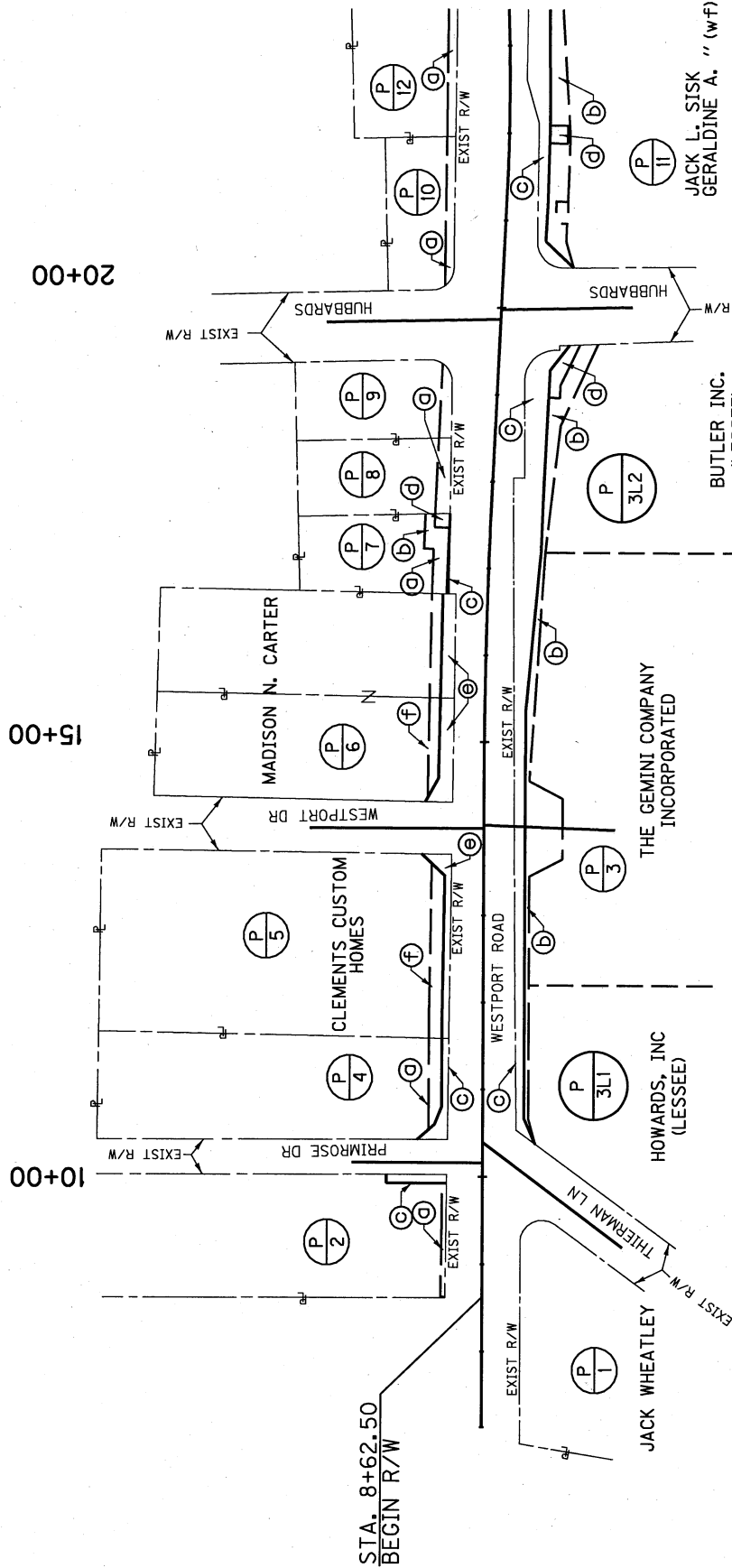
**RIGHT OF WAY  
PLANS**

RIGHT OF WAY REVISION SHEET

# EXAMPLE R/W STRIP MAP

EXHIBIT 1300-07

COUNTY OF	ITEM NO.	SHEET NO.
JEFFERSON	5-028.01	



## PROPOSED EASEMENTS & R/W

- (a) PERM. UTILITY ESMT.
- (b) PROP. TEMP. ESMT.
- (c) PROP. R/W
- (d) PERM. DRAINAGE ESMT.
- (e) PROP. R/W DEDICATED BY OTHERS
- (f) PERM. UTILITY ESMT. DEDICATED BY OTHERS

## PARCEL OWNERS

- |   |  |
|---|--|
| P 2 STEVEN R. WARFIELD                        | P 10 THE TUCKER ASSET MANAGEMENT TRUST |
| P 4 MARY G. "(w-f)"                           | P 12 PHILLIP M. MITCHELL               |
| P 7 PAYNE & JOHNSON LIMITED LIABILITY COMPANY | P 11 ALICE G. "(w-f), TRUSTEES         |
| P 8 TERRI A. HAWKINS                          | P 12 PAUL D. REED SR.                  |
| P 9 VERNON B. THOMAS                          | P 12 DAPHNI B. "(w-f)"                 |
| P 10 D. WAYNE MARTIN                          | P 12 PAUL D. REED JR.                  |
| P 11 BETTY G. "(w-f)"                         |  |

(\*And for purposes of construction & maintenance)

**RIGHT OF WAY  
PLANS**

RIGHT OF WAY STRIP MAP

### EXAMPLE: METES AND BOUNDS DESCRIPTION

Scott County US 25  
Item No. 7-9999.99

Parcel No. 2 Tract A  
John and Betty Smith

Being a tract of land lying in Scott County along US 25 approximately 3.7 miles north of the intersection of US 25 and US 460, and more particularly described as follows: Beginning at a point in the East existing right of way of US 25, said point being 37.50 feet right of US 25 centerline station 10+00; thence with the existing right of way North 7 degrees 27 minutes 42 seconds West, 390.21 feet to a point 37.50 feet right of US 25 centerline station 13+90.21, said point also being in the north property line of John and Betty Smith; thence with said property line South 66 degrees 07 minutes 20 seconds East, 61.43 feet to a point 89.97 feet right of US 25 centerline station 13+58.26; thence with the proposed controlled access and right of way line South 4 degrees 56 minutes 44 seconds West, 98.08 feet to a point 68.90 feet right of US 25 centerline station 12+62.47; thence continuing with the proposed controlled access and right of way line South 4 degrees 55 minutes 01 seconds East, 82.10 feet to a break in the controlled access line, said point being 65.25 feet right of US 25 centerline station 11+80.45; thence with the proposed right of way line South 4 degrees 55 minutes 01 seconds East, 22.99 feet to a point 64.23 feet right of US 25 centerline station 11+57.48; thence with the proposed controlled access and right of way line South 4 degrees 55 minutes 01 seconds East, 42.69 feet to a point 62.34 feet right of US 25 centerline station 11+14.83; thence continuing with the proposed controlled access and right of way line South 4 degrees 44 minutes 33 seconds West, 117.48 feet to the point of beginning.

The above described parcel contains 10,432 square feet of right of way.

Scott County US 25  
Item No. 7-9999.99

Parcel No. 2 Tract B  
John and Betty Smith

Being a tract of land lying in Scott County along US 25 approximately 3.7 miles north of the intersection of US 25 and US 460, and more particularly described as follows: Beginning at a point in the north property line of John and Betty Smith, said point being 89.97 feet right of US 25 centerline station 13+58.26; thence with said property line South 66 degrees 07 minutes 20 seconds East, 58.02 feet to a point 139.53 feet right of US 25 centerline station 13+28.08; thence South 39 degrees 38 minutes 42 seconds West, 96.41 feet to a point 68.90 feet right of US 25 centerline station 12+62.47; thence with the proposed controlled access and right of way line North 4 degrees 56 minutes 41 seconds East, 98.08 feet to the point of beginning.

The above described parcel contains 2,692 square feet of permanent easement for maintenance of drainage structures.

3/26/2004



Scott County US25  
Item No. 7-9999.99

Parcel No. 2 Tract C  
John and Betty Smith

Being a tract of land lying in Scott County along US 25 approximately 3.7 miles north of the intersection of US 25 and US 460, and more particularly described as follows: Beginning at a point in the proposed right of way of US 25, said point being 63.50 feet right of US 25 centerline station 11+41.07; thence with the proposed right of way North 4 degrees 55 minutes 01 seconds West, 55.83 feet to a point 65.98 feet right of US 25 centerline station 11+96.85; thence South 59 degrees 24 minutes 53 seconds East, 26.62 feet to a point 86.94 feet) right of US 25 centerline station 11+80.45; thence South 7 degrees 27 minutes 42 seconds East, 22.97 feet to a point 86.94 feet right of US 25 centerline station 11+57.48; thence South 47 degrees 33 minutes 08 seconds West, 28.61 feet to the point of beginning.

The above described parcel contains 874 square feet of temporary easement for entrance construction.

3/26/2004

Kentucky Transportation Cabinet  
Department of Highways  
Division of DesignTC 61-12E  
Rev 10/01**Right-of-Way Plans Submitted to Central Office**

County \_\_\_\_\_ Fed. No. \_\_\_\_\_  
Item No. \_\_\_\_\_ UPN \_\_\_\_\_  
Road Name \_\_\_\_\_  
From \_\_\_\_\_  
To \_\_\_\_\_  
Date Surveyed \_\_\_\_\_ Design Approval Date \_\_\_\_\_  
\*Types of Plans \_\_\_\_\_  
From Station \_\_\_\_\_ To Station \_\_\_\_\_  
Gross Length \_\_\_\_\_ Miles \_\_\_\_\_ Net Length \_\_\_\_\_ Miles \_\_\_\_\_  
Portions Not Included \_\_\_\_\_  
Estimated Cost \_\_\_\_\_  
Project Authorization Cost of R/W Acquisition \_\_\_\_\_

**Sheets Submitted**

Layout _____	R/W Access Control Map _____
Typical Section _____	Field Check Sheet _____
Plan and Profile _____	R/W Deeds _____
R/W Summary _____	Other _____
R/W Strip Map _____	

\*Please indicate what type of plans are being submitted: Preliminary or Final Right-Of-Way Plans.

Signature \_\_\_\_\_

Title \_\_\_\_\_